



## Nursery Close, Capel

Guide price £375,000

EPC Rating '63'

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- SITTING ROOM
- CONSERVATORY
- ENCLOSED GARDEN
- BACKING ONTO FIELDS
- POTENTIAL TO EXTEND TO THE SIDE STPP
- SHORT WALK TO VILLAGE SHOPS, CHURCH AND SCHOOL
- UPDATED BATHROOM
- PARKING





A beautifully presented, two double bedroom end of terrace home with parking and an enclosed garden with views across fields plus the bonus of potential to extend to the side STPP. Located in the well sought-after area of Capel, close to all the village amenities and wonderful countryside walks.

From the moment you step through the door you notice the light and welcoming feel. The accommodation on the ground floor starts with a useful porch leading to the reception space. The stylish kitchen has been fitted with a range of base and eye-level units allowing plenty of room for all expected appliances. An archway leads into the sitting room which is a lovely bright room with more than enough room for all your furniture. Bi-folding doors open into the impressive conservatory with doors out to the garden which has stunning views stretching out over fields. This delightful space can be enjoyed all year round and could be used as a separate family room or dining room.

Upstairs the landing has access to all the key rooms and the loft. The master bedroom is a generous size with views over the garden and fields beyond plus benefits from a built in wardrobe. Bedroom two is another good-sized double with built in storage. The family bathroom has been updated with a modern white suite and is an excellent size.

#### Outside

Towards the front of the property is a parking space and path leading up to the front door. The property also has a right to park a vehicle in the overflow carpark to the side.

The fence & hedge enclosed rear garden is a lovely private space with an area of patio to the side which enjoys beautiful views, perfect for socialising in the warmer months. The rest of the garden is lawn with flower and shrub beds.

**Council Tax & Utilities** This property falls under Council Tax Band D. The property is connected to mains water, drainage, gas and electricity.

#### Location

Capel Village offers a selection of shops, public house, village school, doctors' surgery and church. The village cricket club and recreational grounds are a short walk away. Ockley village is just 1 mile away, offering a popular farm shop, public houses, sports clubs as well as a train station with direct services to London Victoria. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking and Horsham are 7 miles equidistant in opposite directions, both easily accessible via the A24. They also have mainline stations to London Waterloo and London Victoria respectively. The general area around Dorking and Capel is famous for its outstanding natural beauty offering many fine country walks - perfect for walking and riding enthusiasts. The property is also within a short drive from Gatwick Airport and the M25 is easily accessed from Leatherhead or Reigate easily accessing Heathrow Airport.

**VIEWING** - Strictly by appointment through Seymours Estate Agents, 62 South Street, Dorking, RH4 2HD.

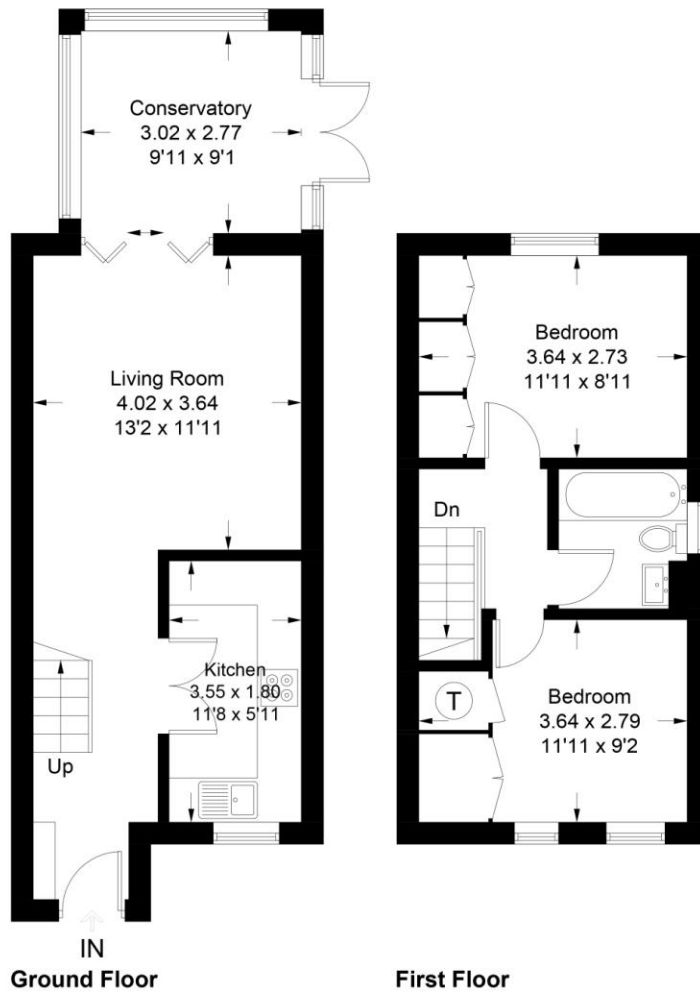
**Agents Note:** These property details are for guidance purposes only. While every care has been taken to ensure their accuracy, they should not be relied upon as a statement of fact. We strongly advise buyers to independently verify measurements and information with their legal professional. Items known as fixtures and fittings, whether mentioned or not in these sales





## Nursery Close, RH5

Approximate Gross Internal Area = 67.1 sq m / 722 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1030154)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

### COUNCIL TAX BAND

Tax Band D

### TENURE

Freehold

### LOCAL AUTHORITY

Mole Valley District Council

### CONTACT

Cummins House, 62 South  
Street, Dorking, Surrey,  
RH4 2HD

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